



**JOINT MEETING OF THE
HOUSING ADVISORY COMMISSION & MOBILEHOME RENT REVIEW COMMISSION**

WEDNESDAY, APRIL 27, 2011
6:00 P.M.

276 FOURTH AVENUE
PUBLIC SERVICES NORTH, BUILDING 300
HUMAN RESOURCE TRAINING ROOM

HAC - CALL TO ORDER/ROLL CALL

Dina Chavez _____, Earl Jentz _____, Michael Lengyel _____, Armida Martin Del Campo _____, Mark Minas _____, Margie Reese _____, Mauricio Torre _____, Vacant _____, Vacant _____.

- 1) **APPROVAL OF MINUTES**
❖ 1/26/2011 (*Attachment 1*)

MHRRRC - CALL TO ORDER/ROLL CALL

Steve Epsten _____, Rudy Gonzalez _____, Edmond LaPierre _____, Sam Longanecker _____, Cesar Padilla _____, Ramon Riesgo _____, Mitch Thompson _____.

- 2) **HOUSING ELEMENT 2010 ANNUAL PROGRESS REPORT**

The City is required to provide the California Department of Housing and Community Development (HCD) with a progress update on Housing Element goals and objectives on a calendar year basis. Housing staff will provide an overview of the January 1, 2010 - December 31, 2010 Annual Report (*Attachment 2*).

- 3) **STAFF REPORTS**

- 4) **MEMBER'S COMMENTS**

- 5) **ORAL COMMUNICATIONS**

Opportunity for members of the public to speak to the Housing Advisory and/or Mobilehome Rent Review Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda. Each speaker's presentation may not exceed three minutes.

- 6) **ADJOURNMENT** – To the next scheduled meetings of:

- ❖ MHRRRC – May 19, 2011
❖ HAC – July 27, 2011

Dated: April 18, 2011

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service request such accommodation at least forty eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Redevelopment & Housing Department for specific information at (619) 691-5047 or Telecommunications Devices for the Deaf (TDD) at (619) 585-5647. California Relay Service is also available for the hearing impaired.

**CITY OF CHULA VISTA
DRAFT MINUTES**

HOUSING ADVISORY COMMISSION MEETING

**WEDNESDAY, JANUARY 26, 2011
3:30 P.M.**

**CITY HALL BY CLERK'S OFFICE
CONFERENCE ROOM #C101**

CALL TO ORDER/ROLL CALL – 3:33 p.m.

PRESENT: Dina Chavez, Earl Jentz, Michael Lengyel, Mark Minas, Margie Reese, Mauricio Torre

ABSENT: Armida Martin Del Campo

STAFF: Amanda Mills, Redevelopment & Housing Manager
Leilani Hines, Principal Project Coordinator
Stacey Kurz, Senior Project Coordinator
Jose Dorado, Project Coordinator II

GUESTS: Anna Scott, Affirmed Housing

1. APPROVAL OF MINUTES

September 28, 2009

Member Chavez made a motion to approve the minutes. Vice Chair Minas seconds the motion. The motion was approved 4-0-1 with Member Lengyel abstaining since he was not a Commissioner in 2009.

2. ELECTION OF NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2010/2011

Member Minas nominated Member Chavez for Chair. Member Reese nominated Member Minas as Vice Chair. *All members agreed unanimously to approve the nominations.*

3. NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

Staff Kurz and Dorado provided an overview of the NSP funds expended to date, see Attachment 1. Staff Kurz indicated that the City had met HUD deadlines to spend the funds and through the process provided gap financing to 5 new homebuyers, purchased 7 homes and resold 4 of those as of December 2010 with \$1.5M in funds. Staff Dorado summarized the rental program indicating that with \$1M in NSP funds the City created 6 new units of rental housing through the acquisition of 2 properties to house residents at 50% area median income or below.

4. AFFORDABLE HOUSING 5 YEAR STRATEGY FOR REDEVELOPMENT AREAS

Staff Mills provided an overview of an RFQ process that began several months ago and resulted in the selection of 4 developers to assist the City in the development of affordable housing within Redevelopment Areas of the City, see Attachment 2. She provided a synopsis of the process to develop a strategic plan to identify potential sites for the developments by showing a layered map of crime areas, transit focus areas, existing affordable projects and apartment complexes, and other variables to pinpoint areas of focus, see Attachment 3.

Commissioners asked varying clarifying questions on the map and provided some feedback about the 2 focus areas identified.

5. STAFF REPORTS

Staff Kurz provided an update on the following projects/programs:

- ❖ The Landings II – Property is under construction and the first expected lease ups would occur in the next few months. She further explained that there was a redesign of some of the buildings to address ADA units, which prevented the need to install elevators as had occurred in Phase I.
- ❖ Trenton Avenue Acquisition/Rehabilitation – Property was acquired at the end of July and is now in process of relocating existing tenants, with rehabilitation expected in the near future.

6. MEMBER'S COMMENTS

Member Reese requested the attorney's office provide a Brown Act and conflict of interest training.

7. ORAL COMMUNICATIONS

No oral communications.

8. ADJOURNMENT – Meeting was adjourned at 5:00 p.m.

Recorder, Stacey Kurz



Chula Vista Neighborhood Stabilization Program (NSP)

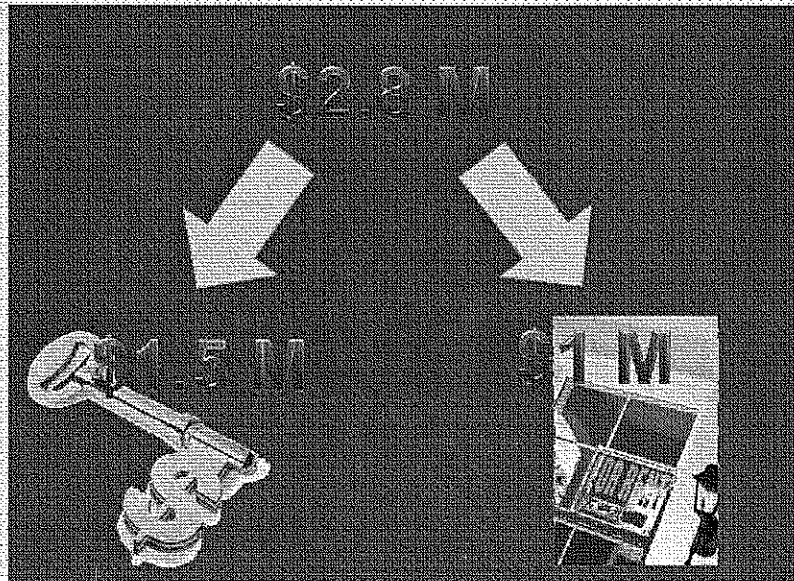
January 26, 2011



Jose Dorado, City of Chula Vista
Stacey Kurz, City of Chula Vista



NSP Funds





CITY OF CHULA VISTA	Program Update
	<ul style="list-style-type: none"> 47 pre-committed buyers NS FTHB (gap financing) <ul style="list-style-type: none"> 3 moderate income buyers 2 low income buyers NSRP (resale) <ul style="list-style-type: none"> 7 properties purchased 4 resold to low income buyers



Otay Valley Road Rehabilitation

Before



After

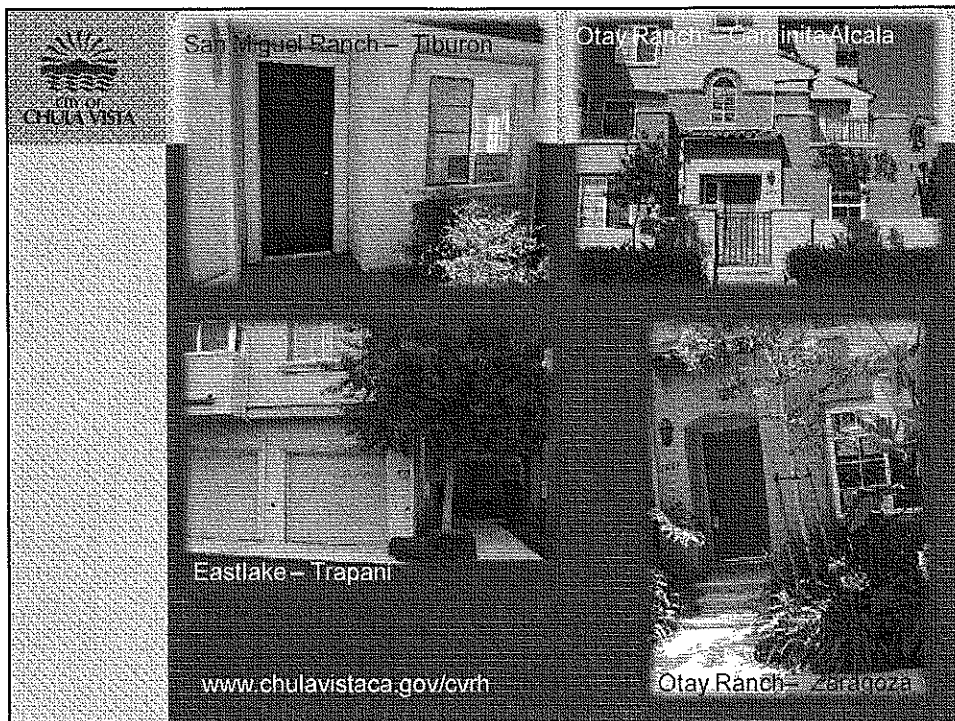



Otay Valley Road Rehabilitation





Before




After

Reuse of Program Income

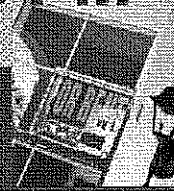
CITY IDENTIFIES ELIGIBLE PROPERTY	CONDUCT OPEN HOUSE	DETERMINE ELIGIBLE BUYER	ESCROW & RESALE
			



- Leveraging HOME funds
- Program income used for new purchases
- 2 properties in escrow



\$1 M

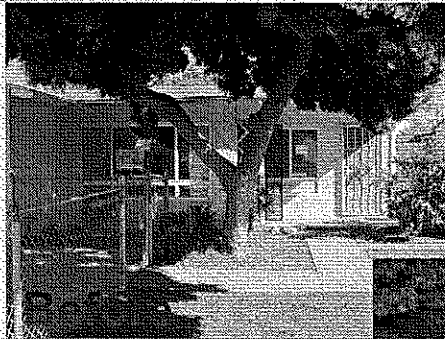


NSP Rental

- 2 properties purchased
- 6 rental units
 - House former foster youth



Colorado Rental





Colorado Rental

Before

After



Colorado Rental

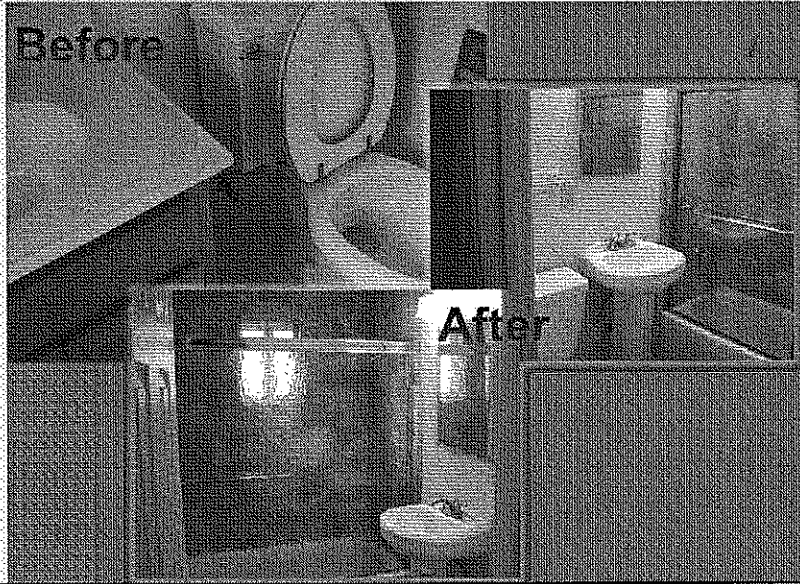
Before

After



Colorado Rental

Before

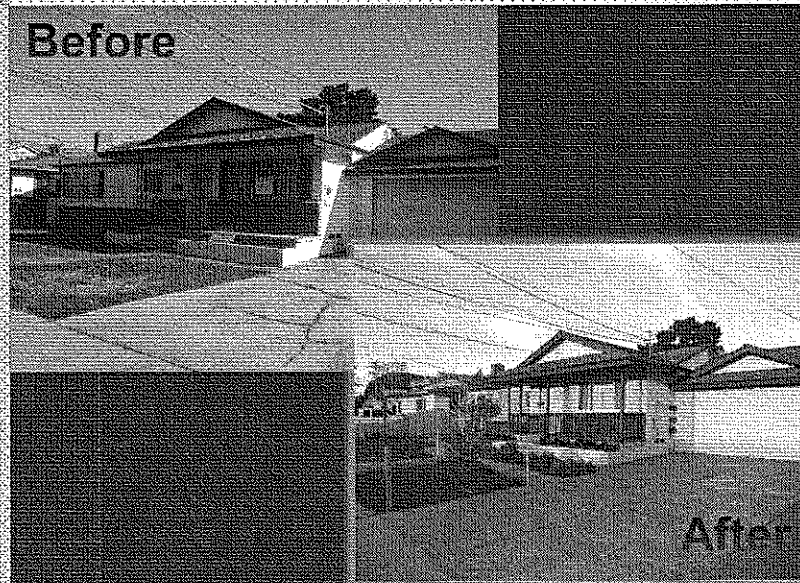


After



Glover Rental

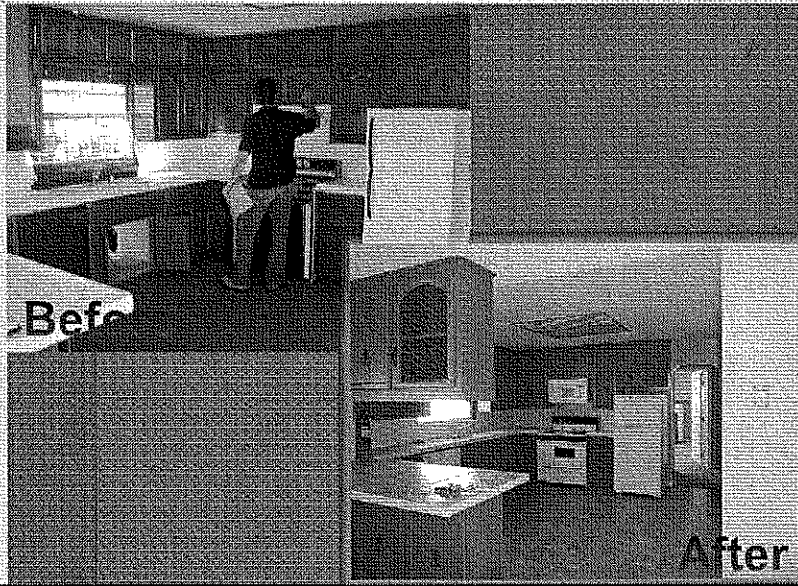
Before



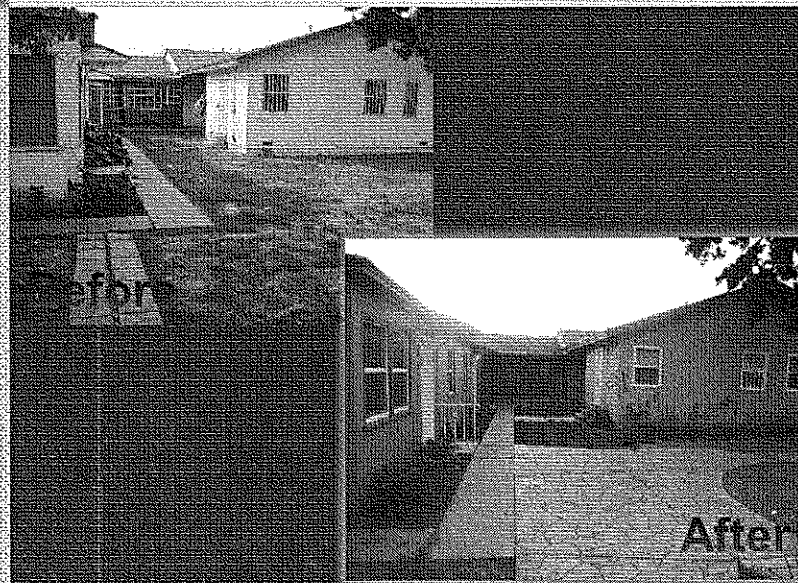
After



Glover Rental



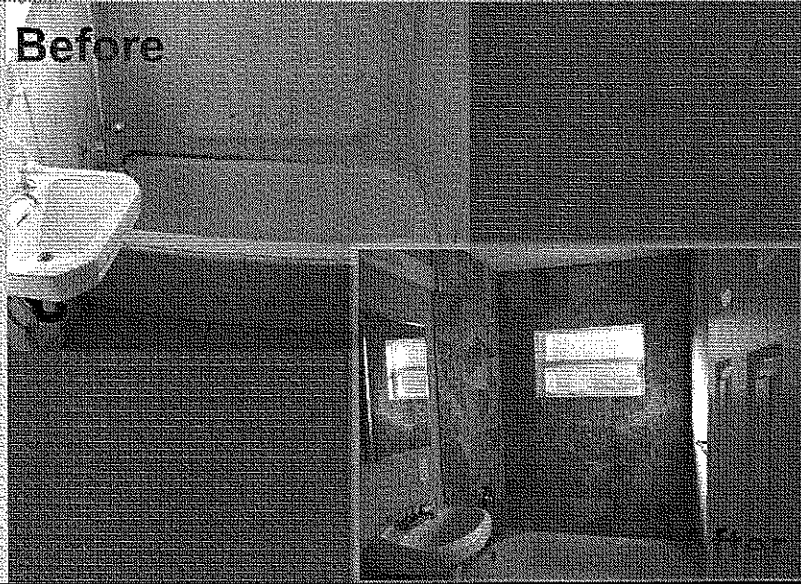
Glover Rental





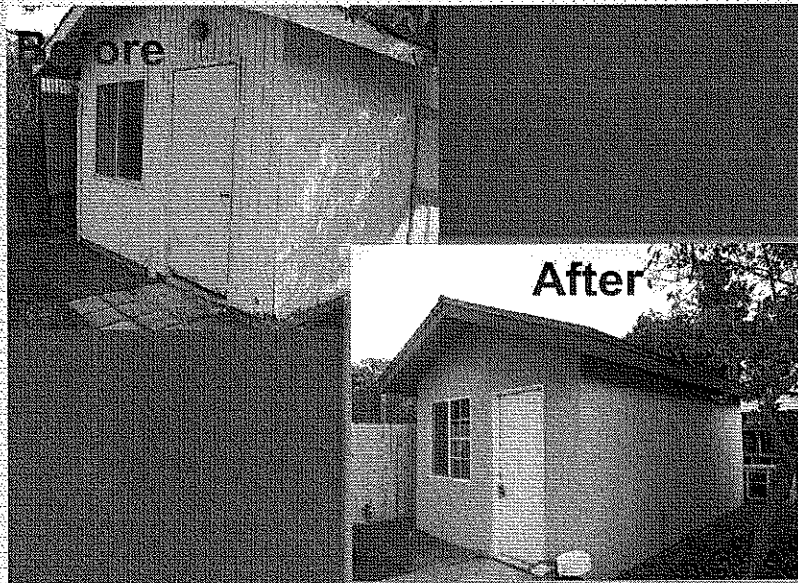
Glover Rental

Before



Glover Rental

Before





Contacts for Chula Vista First-Time Homebuyer Program



City of Chula Vista
www.chulavistaca.gov/cvrh



Community HousingWorks
www.chworks.org
Dee Sodano
(619) 282-6647 / dsodano@chworks.org

HOUSING ELEMENT 2010 ANNUAL PROGRESS REPORT
EXECUTIVE SUMMARY

Some significant facts about affordable housing efforts during the 2010 calendar include:

New Development

- Construction began on 143 new low-income rental units at The Landings II in eastern Chula Vista.
- El Dorado Ridge signed an agreement to meet the 10.4 affordable unit inclusionary obligation the new development on Brandywine is required to provide.
- City began developing an Affordable Housing Strategy to help steer the types and locations of projects over the next few years.

Building Standards (Conservation/Energy Efficiency)

- Over 430 residential and commercial buildings met the citywide Green Building Standard requiring a 20% reduction in potable water use.
- 357 residential and commercial buildings met the 15-20% energy efficiency level above the 2008 California Energy Code baseline.

Rental Activities

- Using \$1M of the \$2.8M awarded in Neighborhood Stabilization Program (NSP) funds through the Housing and Economic Recovery Act of 2008 (HERA), the City financed and administered the acquisition and rehabilitate of 2 rental properties in neighborhoods affected by the foreclosure crisis. The 2 properties yielded 6 new rental units.
- Approval of a 7 unit acquisition and rehabilitation project on Trenton Avenue in Southwest Chula Vista will provide rental opportunities to former foster youth.
- Through property refinancing and rehabilitation two properties in western Chula Vista were restricted for an additional 55 years of affordable rentals to 80% area median income and below at Palomar Apartments (167 units) and Oxford Terrace (105 units).
- Tenant Based Rental Assistance was continued for the final year for 8 households.
- Section 8, administrated by the County of San Diego, provided 2,870 vouchers to Chula Vista households.
- The Mobilehome Rent Review Commission held a hearing and set rent affecting 78% of the Brentwood Mobilehome Park.
- Code enforcement staff inspected 527 rental units in 92 complexes through the City's Rental Housing Program and through Title 25 inspected 268 mobilehomes/trailers in 2 parks.

Homeowner/Homebuyer Activities

- At least 139 other Chula Vista households received foreclosure prevention counseling resulting in 54 loan modifications.
- Code enforcement staff has registered 4,380 properties in the Residential Abandoned Properties Program (RAPP) since the ordinance was adopted in August 2007.

- Four (4) U.S. Department of Housing and Urban Development (HUD) certified Homebuyer Education classes were conducted in Chula Vista, graduating 66 households.
- Twenty four (24) new households were created in Chula Vista utilizing the Mortgage Credit Certificate (MCC) program, which entitles the household to a federal income tax credit.
- Through a revolving loan fund of \$1.5M in NSP funds, approximately \$800,000 in HOME funds, and a transfer of an inclusionary household, forty seven (47) households were pre-committed in funds with eight (8) of these households becoming first-time homebuyers.
- City initiated the Neighborhood Stabilization Resale Program and has acquired and rehabilitated eight bank owned homes, with three of them reselling to low-income households by end of year.
- Community Housing Improvement Program (CHIP) continued to assist homeowners with minor health and safety related repairs through the issuance of 8 grants and 8 loans.

Preventing Homelessness

- San Diego Grantmakers Homelessness Working Group developed the Keys to Housing campaign to develop a regional vision for ending family homelessness.
- Rental assistance was provided to 11 households at risk of becoming homeless and 66 households were provided case management services with Homeless Prevention and Rapid Re-Housing Program (HPRP) funds through the American Recovery and Reinvestment Act of 2009 (ARRA).

Infrastructure Improvements

- \$9.5M in HUD Section 108 Loan funds continued to assist the Castlepark Infrastructure Project with completion of 6 of the 9 targeted projects with new streets, sidewalks, curbs and gutters.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Chula Vista
Reporting Period 01-Jan-10 - 31-Dec-10

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure Rental Or Owner	4 Affordable by Household Income			5 Total Units in Project	5a Est. # will stay	6 Housing with Financial Assistance and/or Deed Restrictions		8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate Income			Assistance Programs for Each Development	Deed Restricted Units	
					Above Moderate Income			See instructions	See instructions	
The Landings II	2-4 & 5+	R	28	113	2	143	0	TCAC, RDA, HOME	Inc	
(9) Total of Moderate and Above Moderate from Table A3						379				
(10) Total by income units (Field 5) Table A						28	113	2	0	522

ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation** (CCR Title 25 §6202)

Jurisdiction
Reporting Period
City of Chula Vista
01-Jan-10 - 31-Dec-10

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	Subtotal: TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units	7			7	HE Goal 1.1.3 Rental Housing Acquisition - 194-196 Trenton Avenue acquired, rehabilitated, and restricted rental for 55 years to 50% AMI special needs utilizing City CDBG and County HOME funds.
	6			6	HE Goal 1.1.3 Rental Housing Acquisition - 4 units at Glover and 2 units at Colorado acquired, rehabilitated, and restricted rental for 55 years to 50% AMI utilizing NSP funds.
		14	153	167	HE Goal 1.1.3 Rental Housing Acquisition - 167 units at Palomar Apartments were rehabilitated and restricted for 55 years to 80% AMI and below rentals.
		14	91	105	HE Goal 1.1.3 Rental Housing Acquisition - 105 units at Oxford Terrace were rehabilitated and restricted for 55 years to 80% AMI and below rentals.
(5) Total Units by Income	13	28	244	0	285

ANNUAL ELEMENT PROGRESS REPORT ***Housing Element Implementation*** (COR Title 25 §6202)

Jurisdiction
City of Chula Vista

Reporting Period
01-Jan-10 - 31-Dec-10

Table A3

Annual Building Activity Report Summary for Above Moderate-Income Units

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	TOTAL
No. of Units Permitted for Moderate						
No. of Units Permitted for Above Moderate	297	26	52	4		379

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

RHNA Allocation period began January 2005, reporting period switched to Calendar Year in 2007.		1/2005-6/2005	FY 2005-2006	7/2006-12/2006	2007	2008	2009	2010	Year 7	Year 8	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed	41	0	0	0	0	0	69			187	3,688
	Restricted											
	Non-deed	0	0	0	0	0	0	0			0	
Low	Deed	92	7	0	0	0	0	357			512	2,433
	Restricted											
	Non-deed	0	0	0	0	0	0	0			0	
Moderate	Deed	0	48	0	0	0	0	0			48	3,207
	Restricted											
	Non-deed	36	14	0	0	1	0	2			53	
Above Moderate		806	1,339	451	582	200	279	379			4,036	3,112
Total RHNA by COG. Enter allocation number:												
Total Units		975	1,408	451	582	334	279	807			4,836	12,440
Remaining Need for RHNA Period												

Year 1 - Main Plaza/Brisa del Mar (106), Sedona (167) & Mar Brisa (115) Year 1/2 - Seniors on Broadway (41) Year 3 - No Building Permits Issued
Year 4 - Los Vecinos (42) & The Landings (92) Year 5 - No Building Permits Issued Year 6 - The Landings (143)

All units except Seniors on Broadway and Los Vecinos were inclusionary units

Table C
Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Name)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 86583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
Objective H1 - Enforce maintenance of safe and decent housing, enhance the quality of existing housing, and maintain the integrity of residential neighborhoods.					
<i>Policy H1.1 - Facilitate rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life of existing housing.</i>					
1.1.1 Rehabilitation of Owner Occupied Housing		Continue successful implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners and also provides grants for minor repairs to preserve and rehabilitate deteriorating homes and to provide greater accessibility for those with physical disabilities. Eligible rehabilitation activities also include improvements for water conservation, energy efficiency, and lead based paint abatement. Assistance will be targeted to homeowners residing in the Northwest and Southwest Planning Areas with priority given to those singlefamily and mobilehome owners of very low-income, special needs and/or senior households. 200 Housing Units	1	2010	In 2010, 8 grants and 8 loans were issued to homeowners for minor repairs and rehabilitation. Of these all 16 grants/loans were provided to mobilehome residents, all were located within the targeted areas in the northwest and southwest portions of the City. Of these 12 grants/loans were provided to elderly households. During the 2005-2010 Housing Element period: 70 households were assisted, of these 56 were mobilehome residents, 52 elderly, 30 disabled, 36 female headed, and 11 not within targeted areas.
	1.1.2 Neighborhood Revitalization	Continue to implement a pro-active program focusing financial resources and efforts that improve the conditions and appearances of identified target neighborhoods primarily through the "Neighborhood Revitalization Program" (NRP). This on-going program will target specific low-and moderate-income neighborhoods within the Southwest Planning Area that exhibit deficiencies in infrastructure. This program will prioritize needs of the neighborhood and provide funding for repair of infrastructure such as paving, curbs, gutters, sidewalks, and drainage facilities. City staff will develop a schedule of provisions of such improvements and combine it with available resources to provide financial leverage of all efforts and achieve maximum results.	1	Acquire funding by 2007	In September 2008 the City received a \$9.5 million HUD Section 108 Loan for the Castepark Infrastructure Project. This projects consists of the design and construction of new streets, sidewalks, curbs and gutters. As of December 2010, improvements have been completed in 6 streets of the targeted 9 streets. It is anticipated that the remaining 3 streets will be completed by 2012. In 2010, the City completed pedestrian improvements (curbs, sidewalks, gutter, lighting, etc.) surrounding the Palomar Trolley Station in the Southwest Palomar Gateway through a \$2M SANDAG grant. Additionally, the City received a \$2M SANDAG grant for pedestrian improvements (curbs, sidewalks, gutter, lighting, etc.) along the Third Avenue Village District in Northwest Chula Vista. An additional \$1,170,000 is being provided in Redevelopment funds, \$410,000 in CDBG funds, and \$416,132 in ARRA CDBG/R funds to complete the project.

Table C

Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 85583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
1.1.3 Rental Housing Acquisition and Rehabilitation		Allocate local funds for affordable housing developers to acquire existing rental housing that is substandard, deteriorating or in danger of being demolished. A minimum of twenty percent of the units, once rehabilitated, will be set aside for very low-income households at affordable rents. Assistance will be targeted to rental housing within the Northwest and Southwest areas of the City, with priority given to those within Redevelopment Project Areas. 100 Housing Units	1	2010	In 2010, South Bay Community Services applied for \$385,000 in City CDBG funds and \$370,000 in County HOME funds to acquire and rehabilitate a 7 unit complex in Southwest Chula Vista to provide rental opportunities to former foster youth at or below 50% AMI. The property will be restricted for 55-years and expected occupancy is early 2011. Through Neighborhood Stabilization Program (NSP) funds, the City dedicated 35% of the entitlement to the acquisition and rehabilitation of 2 properties for the purposes of housing 6 rental households at or below 50% AMI. The properties will be restricted for this purpose for 55-years and currently house former foster youth. \$331,310 was used for a duplex on Colorado and \$668,990 was used for a 4 unit complex on Glover. In addition, two complexes were refinanced and rehabilitated with a new 55-year restriction, resulting in 105 units at Oxford Terrace Apartments and 167 units at Palomar Apartments of continued affordable rental units to 80% and below AMI. During the 2005-2010 Housing Element period: 285 units all in western Chula Vista were secured for long-term affordable rentals.
	1.1.4 Pursue Funding for Housing Related Environmental Hazard Control	Proactively pursue available Federal or State funding to reduce housing related environmental hazards, including lead hazard control, building structural safety, electrical safety, and fire protection to address multiple childhood diseases and injuries in the home, such as the Healthy Homes Initiative.	1	Ongoing	Due to the City's budgetary reductions, funding levels, priority needs and scoring criteria, the City did not respond to the 2010 U.S. Department of HUD NOFA's for its Healthy Homes and Lead Hazard Control Programs available from September - November 2010.
<i>Policy H1.2 - Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.</i>					
1.2.1 Multifamily Housing Inspection		Provide for the continuance of a multifamily inspection program that evaluates conditions of rental housing complexes of three or more units and reports violations to the City's Code Enforcement Division regarding current health and safety codes. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies.	1	Ongoing	In 2010, the City's Code Enforcement staff inspected 527 rental units within 92 complexes through the City's Rental Housing Program. During the 2005-2010 Housing Element period: 3,326 rental units within 657 complexes.
	1.2.2 Mobilehome Inspection Program	Provide for the continued systematic inspection of mobilehome and trailer park communities for compliance with Title 25 of the California Code of Regulations to promote safe and sanitary housing and neighborhoods. For those lower income mobilehome owners, where necessary work is fairly extensive, referrals to the City's Community Development Department and Housing Division are made to assist in compliance with Title 25 Regulations.	1	Ongoing	In 2010, the City's Code Enforcement staff inspected 268 mobilehome/trailer units through the City's Title 25 program within 2 parks. 16 CHIP loans/grants were issued to mobilehome residents during that period. Many of such loans/grants were a direct result of referrals from the Title 25 inspection program. During the 2005-2010 Housing Element period: 2,028 mobilehome/trailer units, 65 CHIP loans/grants.

Table C

Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 85583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
1.2.3 Code Enforcement Activities		Continue Code Enforcement activities that proactively monitor housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens. More proactive Code Enforcement Division efforts shall be focused within older neighborhoods in the Southwest Planning Area exhibiting deferred maintenance issues. Extensive code violations noted in owner-occupied homes of very low- and low-income households shall be referred to the City's Community Development Department for information related to the CHP.	1	Ongoing	The City has initiated several proactive code enforcement activities during the 2005-2010 Housing Element period. From July 2007 through program suspension (due to budget constraints) in July 2008, code enforcement staff inspected 44 neighborhood housing units through the Castle Park Inspection Program. Due to the growing foreclosure issue in Chula Vista, the City adopted a Residential Abandoned Properties Program (RAPP) ordinance in August 2007, which requires mortgage lenders to inspect defaulted properties to confirm that they are occupied. If a property is found to be vacant, the program requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately begin to secure and maintain the property to the neighborhood standard. As of December 31, 2010 a total of 4,380 registries were recorded since program inception.
Objective H2 - Promote efficient use of water and energy through adopted standards and incentive-based policies to conserve limited resources and reduce long-term operational costs of housing.					
<i>Policy H2.1 - Encourage the efficient use and conservation of water by residents.</i>					
2.1.1 Water Conservation Practices		Promote the inclusion of state-of-the-art water conservation practices in existing and new development projects where proven to be safe and environmentally sound.	1	Ongoing	During 2010, over 430 residential and commercial buildings met the citywide Green Building Standard which requires a 20% reduction in potable water use (compared to State standards) in new construction and major renovation projects. Through its promotion of the San Diego County Water Authority's "20 Gallon Challenge" and its SDG&E Local Government Partnership, the City also distributed almost 500 indoor water-savings kits to existing residences in 2010.
2.1.2 Landscaping		Promote the use of low water demand (xeriscape) landscaping and drought tolerant plant materials in existing and new development.	1	Ongoing	To complement the revised Landscape Water Conservation Ordinance which creates a water budget for large landscaped areas, the City created an Outdoor WaterSmart Checklist which guides smaller scale landscaping projects towards low water use plants. In addition, the City continues to implement its NatureScape program to help educate the community about water efficient landscaping practices.
2.1.3 Water Conservation Plans for Development		Pursuant to the City's Growth Management Program, continue to require the preparation and implementation of Water Conservation Plans for large development and redevelopment projects in accordance with the City's Water Conservation Plan Guidelines or its equivalent.	1	Ongoing	The City continues to require Water Conservation Plans for large developments (over 50 dwelling units or equivalent) which emphasize both indoor and outdoor water use efficiency.
2.1.4 Public Education for Water Conservation		Promote water conservation by residents through appropriately targeted education and community programs.	1	Ongoing	The City continues to participate in the San Diego County Water Authority's "20 Gallon Challenge" and works with the Sweetwater and Otay Water Districts in implementing the Chula Vista NatureScape program and general water efficiency education programs. In addition, the City provides free home water evaluations for residents and has distributed almost 500 indoor water savings kits over the last year.
<i>Policy H2.2 - Promote the efficient use of energy.</i>					

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.				
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.
	2.2.1 Building Energy Efficiency into Housing	Encourage residential developers/builders to maximize energy efficiency through appropriate site and building design and through the use of energy efficient materials, equipment, and appliances.	1	Ongoing
	2.2.2 Public Education for Energy Conservation	Develop and distribute pertinent information about the benefits of energy conservation and available energy conservation incentive programs to residents and developers and builders of housing.	1	Ongoing
	2.2.3 Residential Title 24	Continue to perform a Residential Title 24 Energy Analysis and enforce these requirements as part of building plan check procedures.	1	Ongoing
	2.2.4 Green Building	Promote the development of high-performance, sustainable buildings throughout the City that meet LEED (Leadership in Energy and Environmental Design) certification requirements through land use development standard incentives as may be adopted in the update of Chula Vista Municipal Code Title 19 (Zoning), Specific Plans for the Northwest, Southwest, and Bayfront Planning Areas and General Development Plans and Sectional Planning Area Plans for the East planning area.	1	Ongoing
Objective H3 - As required by State law, preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.				
Policy H3.1 - Preserve publicly assisted rental housing "at-risk" of converting to market rate rents.				
3.1.1 Expiring Affordability Restrictions	Proactively work with property owner(s) of two (2) "at-risk" assisted housing developments whose affordability restrictions are due to expire by 2010 (Canterbury Court and Eucalyptus Parkview) and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies or participation by affordable housing developers.	1	2008 & 2009	The City continues to work with those property owners who own affordable housing with such covenants nearing expiration through referrals to affordable housing developers interested in acquiring the property and maintaining the affordability as well as providing direct financial assistance to extend the covenants. The City is currently working with the property owners of Eucalyptus Parkview (9 affordable units for seniors) and Canterbury Court (207 affordable units for seniors) to extend the affordability restrictions, including updating affordable rent definitions in compliance with Section 50053 (b) of the California Health and Safety Code. The City is also monitoring noticing to tenants and providing information related to housing resources to those seeking to terminate affordability covenants.

Table C

Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	3.1.2 First Right of Refusal to Maintain Affordable Housing	Evaluate the appropriateness of and modify the terms within required Affordable Housing Agreements that will allow opportunities to maintain the housing as affordable beyond the termination date of the Agreement and providing residents notice prior to termination dates of Agreements. Such opportunities could include a first right of refusal to the City/Agency to purchase the housing for the purpose of continuing the affordability and/or adequate noticing to residents prior to expiration of Agreements to offer them alternative housing options.	2	Ongoing	Staff has updated its standard loan documents and regulatory agreements to require compliance with Section 65583.10 to 65583.13 of the Government Code relating to tenants regarding the expiration of affordability covenants and providing the City with the opportunity to purchase the property upon expiration of such covenants consistent with California Government Code. Such terms were included in regulatory agreements for The Landings II a 143-unit affordable housing development. The City will also work towards including requirements to provide such noticing and first right of refusal in any updates and development of City policies related to incentives and City/Agency assistance.
	Policy H3.2 - Monitor housing located in the Coastal Zone and Redevelopment Project Areas occupied by low- and moderate-income households and mitigate the loss of housing in these areas.	Comply with State Law regarding the monitoring and reporting of housing units occupied by low-or moderate-income households demolished within the Coastal Zone and Redevelopment Project Areas.	1	Ongoing	Since 2005, no demolishings have occurred within the Coastal Zone and four single family detached housing units were demolished within Redevelopment Project Areas. None of these units were reported as low- or moderate-income households.
	3.2.2 Replacement Housing	Where conversion or demolition of housing units in the Coastal Zone or Redevelopment Project Areas occupied by low-or moderate income households is proposed, replacement of such housing will be completed in accordance with State Law and the City's adopted Local Coastal Plan and Redevelopment Plan.	1	Ongoing	See comments listed under Program 3.2.1 above.
Objective H4 - Minimize impacts on housing choice within each of the four geographic planning areas, especially to very low- and low-income residents, that result from conversion or demolition of rental housing units.					
Policy H4.1 - Promote an equitable distribution of housing types (e.g., multi-family rental and owner occupied housing) based upon identified needs within the Northwest, Southwest, and East Planning Areas to provide a range of housing opportunities for all income levels.					

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 85583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
4.1 Community Impact Report (CIR)	4.1.1 Community Impact Report (CIR)	Consider requiring a "Community Impact Report" ("CIR") on a project by-project basis to evaluate and determine a project's impact on the availability of adequate rental housing within the geographic Planning Area and to very low-and low-income residents. Equitable standards and criteria to determine when a CIR is required by development applicants and the specific review procedures and submittal requirements for CIRs would need to be established. If determined to have a negative impact, consider mitigation measures such as a fee to develop new rental housing or relocation assistance for those impacted low-income residents. The preparation of a CIR could be applicable to condominium conversions, mobilehome park closures/conversions and demolition of existing housing developments to be replaced by new housing.	1	Commence policy 2007	In 2008 the Flamingo Trailer Park (trailer park) filed an application for closure in concurrence with an entitlement application. State and local law require that all applicants for closure file a Relocation Impact Report (RIR) and identify adequate alternative housing options for displaced residents. As of the end of 2008, the project had been halted due to economic issues and the RIR had not been released for public review. The City will continue to consider the requirement of a CIR on a project-by-project basis. As updates of City ordinances and policies related to condominium conversions or mobilehome park closures are contemplated, staff will look at inclusion of an impact analysis as a part of the review process. During the 2005-2010 Housing Element period: no other condominium conversions, mobilehome closures, or other housing demolition have been processed through the City affecting low-income residents. In April 2007, the Jade Bay Mobile Lodge (mobilehome park) went through Chapter 11 Bankruptcy and displaced approximately 50 residents. City staff worked with a relocation expert to mitigate effects on low-income residents.
	4.1.2 Mitigation Fee for Lost Units	Evaluate feasibility of establishing a fee to be paid by those residential developments, such as condominium conversions and demolition of housing for the purposes of new development, that negatively impact the availability of rental housing stock within the geographic Planning Area. Funds would be used to facilitate the development of new affordable rental housing. When establishing a potential mitigation fee, the City should consider a fee that facilitates the new construction of affordable rental housing while not impeding other housing development opportunities.	2	2008	In the fall of 2008, staff reconstituted an Affordable Housing Working Group of stakeholders (previously met in 2004-2005) representing the community, affordable housing developers, master planned community developers, and social service agencies to discuss and identify relevant issues related to providing affordable housing with particular emphasis on the implementation of the Balanced Communities policy to infill development. One issue being considered is the establishment of a fee bank for future production. It is anticipated that a comprehensive package will be taken to Council in late 2011. In 2007 the City also discussed establishment of a fee bank for mobilehome relocation assistance while working on the Mobilehome Park Conversion Ordinance Update, Chula Vista Municipal Code Chapter 9.40 (CMVC 9.40). A special assessment district or transfer tax and time at sale were considered, however due to reauthorization of programs the activity was suspended in September 2007. See comments listed under 4.2.1 below for updates.
Policy H4.2 - Provide resources to very low-and low-income households based upon household size and income level displaced as a result of the rental housing loss, particularly the most economically vulnerable - the working poor, seniors age 62 or over, and persons with disabilities.					

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 85583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline In H.E.	Status of Program Implementation
4.2.1 Mobilehome Park Conversion		Continue to enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses. Evaluate the appropriateness of amendments to the Municipal Code and General Plan to enhance the protection of the most economically vulnerable residents where the park serves as their primary residence. Consider such elements as adequate bilingual noticing and relocation assistance, to afford some level of protection for very low-and low-income residents. When establishing relocation assistance, the City should consider requiring appropriate assistance for residents while not impeding alternative development opportunities on the site.	1	2006-2007	See comments listed under Program 4.1.1 above. The City will continue to process the Flamingo Trailer Park application for closure in compliance with CVMC Chapter 9.40. In April 2006, the Jade Bay Mobile Lodge filed for Chapter 11 Bankruptcy and closed its doors to 76 residents. Due to state and federal bankruptcy law, the park was exempted from following CVMC Chapter 9.40. In February 2007, the City began evaluating amendments to Chapter 9.40. After nine public meetings with residents, owners and stakeholders, the update process was suspended due to a reauthorization of goals and objectives. In October 2009, Council approved the establishment of a Mobilehome Issues Stakeholder Committee to review issues related to park closures and potentially recommend changes to CVMC 9.40. The stakeholder committee determined that there were not any feasible outcomes to the process in March 2010.
	4.2.2 Condominium Conversion	Evaluate the appropriateness of amendments to Chula Vista Municipal Code Chapter 15.56 (Condominium Conversion) to evaluate and determine a project's impact on the availability of a balance of housing opportunities, in terms of tenure of housing, within the geographic Planning Area and provide a heightened level of protection and assistance for those households where the housing serves as their primary residence, particularly the most economically vulnerable. Such provisions may address: adequate bilingual noticing, relocation assistance, requiring a portion of the units as affordable to low-and moderate-income households, a threshold requirement related to the availability of rental housing for the conversion of rental units, and a physical elements report. Also refer to related Policies 4.1	1	2007	See comments listed under Program 4.1.2 above. As part of the comprehensive package staff anticipated taking revisions to CVMC 15.56 to Council in late 2011. During the 2005-2010 Housing Element period: 432 units converted from rental units to individual ownership units (no new units were converted in 2008, 2009 or 2010). 369 units were located in the area east of I-805 and 63 units west of I-805.

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .				
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline In H.E.
	4.2.3 Tenant Rental Assistance	Develop and fund a short-term rental assistance program to provide rent subsidies for a maximum of 24 months for those residents displaced as a result of the conversion or demolition of their housing or unsafe and/or substandard conditions as identified in the California Housing Code and Fire Code. Assistance will target those most economically vulnerable including: very low-income residents, low-income residents with minor children and residents with a head of household who is permanently disabled or a senior citizen age 62 or over. Establish standards and criteria to prioritize households who are most economically vulnerable and level of assistance based upon household size and income.	1	2006-2007
	4.2.4 Housing Resource Program	Develop a "Housing Assistance Resource Program" which could provide tenant education of rights and procedures for conversions of rental housing to condominium or market priced housing and mobilehome/trailer parks to other uses and offer informational services to any displaced very low-and low-income renters, such as rental listings and moving assistance referrals.	2	2007
<p>Status of Program Implementation</p> <p>In 2010, 8 households were assisted through the City's Tenant Based Rental Assistance Program (TBRA), established in February 2007 and funded through \$440,000 in HOME funds. The TBRA assistance was initially available for a 2 year period (assisting 16 households at inception) and has been extended an additional two years until January 31, 2011.</p> <p>Through ARRA the City received \$478,325 in Homeless Prevention and Rapid Rehousing (HPRP) funds to assist households with a rental subsidy for up to 12 months. In 2010, 11 households were assisted with HPRP funds.</p> <p>In addition to the City's TBRA and HPRP funds, in July 2007 South Bay Community Services (SBCS) began providing TBRA assistance to families at or below 80% AMI and exiting transitional/emergency shelter programs, through \$315,000 in HOME Investment Partnership funds. During the program 15 families received assistance.</p> <p>The City continues to provide affordable housing rental assistance through the Section 8 Program (administered by the County). As of the end of 2010, 2,870 households were assisted through the Section 8 program, of which 802 were elderly/disabled. At the end of 2010, the Section 8 waiting list had 5,794 households waiting for Chula Vista assistance, of which 674 are elderly, 1,242 disabled, and 3,478 are large families (5 persons or more). In August 2006, staff developed a "Relocation Resource Guide" to provide resources and contact information for residents affected by condominium conversions or mobilehome park conversions. The guide was provided to residents affected by the Jade Bay Mobile Lodge bankruptcy and are available for future displaced residents. Additional resource programs will be considered in the future.</p> <p>See comments listed under Program 4.1.2 above. During the public outreach for update of CVMC 9.40 staff proposed amendments to include relocation resource assistance for tenants.</p>				
<p>Objective H5 - Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low- and moderate-income households.</p> <p>Policy H5.1 - Balanced Communities-Affordable Housing: Require newly constructed residential developments to provide a portion of their development affordable to low- and moderate-income households.</p>				

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline In H.E.	Status of Program Implementation
5.1.1 Affordable Housing ("Inclusionary") Policy		Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981. Current requirements include the provision of 10 percent (5 percent low-income and 5 percent moderate-income) affordable housing within the development ("on-site"). This policy shall apply to projects consisting of 50 or more dwelling units. Alternatives to the on-site provision of housing include, in order of priority, "off-site" provision of affordable housing and payment of an in-lieu fee. Such alternatives can be considered, at the sole discretion of the City, upon determination of a finding of unreasonable hardship" to the development and such alternative being in the "public interest". 300 low-income units and 300 moderate-income units. Evaluate the appropriateness of revising the Balanced Communities - Affordable Housing Policy to more appropriately reflect its application to infill urbanized housing developments. Possible amendments may include lowering the unit threshold of applicability, increasing the percentage of affordable housing units required, targeting very low-and low-income households, encouraging flexibility in the methods of compliance, ensuring consistency with the affordable housing requirements of Community Redevelopment Law, and project based incentives for developments that provide additional public benefit such as housing on-site, deeper affordability levels, large family units, and/or an increase in the number of affordable units.	1	Ongoing	The City continues to implement this objective through the Affordable Housing Program requiring new residential developments of 50 units or more to provide 10% of the housing for lower income households. In 2010 an agreement for El Dorado Ridge was executed requiring the posting of a bond in-lieu of a 10.4 unit inclusionary obligation and construction began on 143 low income rental units at The Landings II in satisfaction of the Winding Walk master planned communities remaining obligation. During the 2005-2010 reporting period the City constructed or entered into inclusionary agreements for the addition of 334 low income and 183 moderate income housing units in the City.
	5.1.2 Affordable Housing Policy for Infill Development		1	2007	See comments listed under Program 4.1.2 above. Staff worked with an Affordable Housing Working Group to propose changes and adopt an ordinance for the Balanced Communities ("Inclusionary") Policy, adopt a Density Bonus Ordinance, and make revisions to various existing ordinances such as the Condominium Conversion Ordinance (CYMC 15.56). A court decision in 2009 related to the applicability of the 1995 Costa-Hawkins Rental Housing Act to inclusionary housing policies necessitated further analysis. Staff anticipates taking a package of affordable housing related policies/ordinances to Council in late 2011.
	5.1.3 Adoption of an Ordinance		Consider implementation of the City's Balanced Communities - Affordable Housing Policy 5.1.1) through the adoption of an Ordinance.	1	2007
Policy H5.2 - Encourage the development of sufficient and suitable new rental housing opportunities within each of the City's four geographic Planning Areas, particularly for very low-and low-income households.					

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline In H.E.	Status of Program Implementation
5.2.1 New Rental Housing <					

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .				
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.
5.3.1 First Time Homebuyer Assistance				
		Continue assistance to low-income households in purchasing their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.	1	2007
				In response to the foreclosure crisis, in June 2008, the City adopted a new program to assist First-Time Homebuyers purchase Real-Estate Owned (REO) properties within Chula Vista and in March 2009 the U.S. Department of Housing and Urban Development approved the City's amendment to the Annual Action Plan to receive \$2.8M in new Neighborhood Stabilization Program (NSP) funds. In 2010 the City created a secondary program to the gap financing offered to acquire, rehabilitate, and resale units in order to allow additional options for buyers to compete in the market. 8 properties were purchased in 2010. During 2010, 5 low income and 3 moderate income households became first-time homebuyers through the City's First-Time Homebuyer Programs.
5.3.2 Continued Occupancy for Homeownership Units		Consider enhancements to policies and programs that further encourage long-term occupancy of housing by a low-income household, where practical.	1	2007
5.3.3 New For Sale Housing		Promote and support the development and sale of new entry-level homes, including non-traditional land use and financial approaches such as cooperatives, community land trusts, and manufactured housing, that are affordable to low-and moderate-income households where such housing will provide a balanced inventory of housing types (e.g., multi-family rental and owner occupied housing) within the Northwest, Southwest, and East Planning Areas. Unit mix, in terms of number of bedrooms should be consistent with the identified need, with a particular emphasis on large family units (3 or more bedroom units). Encourage the inclusion of housing for low-and moderate income households within the actual development ("on-site"). 200 low- and 200 moderate-income units in East, 30 to 50 low- and moderate-income units in the West.	1	Ongoing
5.3.4 Mortgage Credit Certificates (MCC)		Continue to participate with the County of San Diego and other cities to issue and renew Mortgage Credit Certificates (MCC) to qualified first-time low-and moderate-income homebuyers. First-time homebuyers are referred by the Community Development Department to the administering agency.	1	Ongoing
During the 2005-2010 Housing Element period: 62 households utilized MCCs.				

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 85563. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .					
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
5.3.5 Homebuyer Education & Counseling		Support and encourage developers, lenders and social service organizations to provide educational programs, loan counseling, and materials for homeowners and potential homeowners on home maintenance, improvement, and financial management. The purpose of these educational programs will be to help first-time homebuyers prepare for the purchase of a home and to understand the importance of maintenance, equity, appreciation, and personal budgeting to minimize foreclosure rates.	2	Ongoing	The City continues to participate with Community HousingWorks to offer bilingual homebuyer education (HBE) and foreclosure counseling. In 2010, 4 HBE classes were held in Chula Vista with 66 graduates. 27 Chula Vista residents received pre-purchase counseling in 2010 and 244 have received it during the 2005-2010 Housing Element period. In addition, the City has worked with the Housing Opportunities Collaborative to host information session at the public libraries on foreclosure topics and has co-hosted several HOME Clinics (Home Owners Mobile Education) where distressed homeowners can receive free one-on-one foreclosure counseling. In addition, at a Chula Vista October 2009 HOME Clinic, Fannie Mae provided a Making Home Affordable workshop, informing homeowners of eligibility and the process to receive loan modifications through the federal program. Community HousingWorks also offers foreclosure prevention counseling and 139 Chula Vista were seen in 2010, resulting in 54 loan modifications. During the 2005-2010 Housing Element period 511 households have taken advantage of this service.
	5.3.6 Support Private Financial Assistance Programs	Support and encourage lenders, community development organizations and others to use non-traditional financial approaches to assist low-and moderate-income first time homebuyers such as Individual Development Accounts and other emerging financial approaches.	2	Ongoing	See comments listed above for Programs 5.3.3 and 5.3.5.
	5.3.7 Pursue Additional Financing Sources	Proactively pursue Federal, State or private funding to provide additional resources specifically targeting teachers and public safety personnel.	2	Ongoing	See comments listed above for Programs 5.3.3 and 5.3.5.
Policy H5.4 - Support mobilehome parks as an affordable homeownership opportunity, consistent with the General Plan.					
5.4.1 Mobilehome Space Rent Review		Continue to enforce CVMC Chapter 9.50 to protect mobilehome residents' investment in their home while at the same time providing a reasonable return to the park owner in order to preserve this affordable housing alternative. Monitor and revise this Ordinance, as necessary, to ensure the provision of fair and reasonable rents for residents and a reasonable rate of return for park owners.	1	Ongoing	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance. In 2010, the Mobilehome Rent Review Commission (MHRRC) heard one case affecting 200 existing residents of the Brentwood Mobilehome Park. In addition, 2 change of ownership cases were slated for the January 2011 MHRRC meeting. During the 2005-2010 Housing Element period, the commission has held hearings to review proposed increases in rent for 6 change of ownership cases and 242 existing tenant increases.

Table C
Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .					
5.4.2 Resident Ownership of Mobilehome Parks		When mobilehome park owners want to sell their parks, promote the purchase by park residents through technical assistance in preparing applications for funding sources such as the State Mobilehome Assistance Program and in accordance with CVMC Chapter 9.50, supporting California Civil Code Section 798.80. Accordingly, resident organizations shall have a right to purchase a park listed for sale if the organization is able to reach an acceptable price and terms and conditions of a purchase with the mobilehome park owner. Financial assistance provided by the City, Agency, State, or other funding sources may be limited to income eligible residents and require affordable housing costs. Focus assistance on uses that are consistent with the General Plan within Mobilehome Park (MHP) zone designations; not those that are non-conforming uses.	2	Ongoing	No mobilehome/trailer parks have been listed for sale during the 2005-2010 Housing Element period.
Objective H6 - Promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with physical and/or developmental disabilities, emancipated foster youth, students, athletes at the Olympic Training Center, single-parent households, farmworkers and seniors. Policy H6.1 - Support the coordination of existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.					
6.1.1 Homeless & "At-Risk" Homeless-Regional Planning		Continue to participate in regional planning efforts to address needs of the homeless, including the Regional Task Force on the Homeless and the South Bay Homeless Coalition.	1	Ongoing	The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. Such organizations include the Regional Continuum of Care Council of San Diego County, Local Emergency Food and Shelter Board, South Bay Homeless Advocacy Coalition, the Regional Task Force on the Homeless (RTF), and the FEMA and County of San Diego Hotel/Motel Voucher Program. In 2010, the City participated in the San Diego Grantmakers Homelessness Working Group's Keys to Housing coalition, a group aimed at developing a regional vision of ending family homelessness. In addition, the City participated in the September 2008 adoption of the 10-year "Plan to End Chronic Homelessness in the San Diego Region" and continues to work with regional partners to implement the plan.

Table C

Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 85583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	6.1.2 Homeless & "At-Risk Homeless"-Regional Funding	Continue to support regional funding efforts to develop new housing facilities for the homeless and maintain existing facilities and services, including the Regional Continuum of Care Council for San Diego County and its application for funding through the Federal Supportive Housing Program, local FEMA Board, County of San Diego Hotel/Motel Voucher Program and temporary winter shelters.	1	Ongoing	South Bay Community Services (SBCS) is the primary service agency that provides homeless shelter and services in Chula Vista. SBCS operates four transitional living programs and the City has allocated annual CDBG funds to SBCS for youth and family support services, and housing services. SBCS also administers the City's Homeless Prevention and Rapid Re-Housing program funds (\$819,738) received from the AHRA of 2008 to assist families who are at risk of becoming homeless. A small portion is also earmarked to assist those to rapidly become re-housed after experiencing a recent incident of homelessness. In 2010, SBCS assisted 66 households with such case management services.
	6.1.3 Existing & New Emergency Shelters & Transitional Housing	Continue in-kind and financial assistance for existing and new emergency shelters and transitional housing facilities that serve the City by providing technical assistance, siting opportunities, grants, or low cost loans to operating agencies.	1	Ongoing	The City also provides annual funding for the Ecumenical Council Winter Rotational Shelter program to assist homeless at various sites throughout the County, including Chula Vista. See comments under Program 4.2.3 above, in 2010, the City provided funding to SBCS to provide transitional housing rental assistance through HPRP funds.
	6.1.4 Information of Resources for Basic Needs	Develop publicly distributed informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless.	2	2008	In FY 2007-08 \$315,000 in HOME Program funds were allocated to SBCS for a Tenant Based Rental Assistance (TBRA) for transitional housing opportunities. The City participates in the South Bay Homeless Advocacy Coalition and provides a South Bay Directory of Emergency Shelter and Food Assistance. In addition, the City provides referral services to all callers requesting such information.
	Policy H6.2 - Encourage the development of alternative housing types in locations with easy access to goods, services, transportation, recreation and other appropriate services to accommodate the special needs of seniors, persons with disabilities, emancipated foster youth, students, athletes, and single person households.				
	6.2.1 Second Dwelling Units	Continue to allow construction of new accessory secondary dwelling units in areas where the units do not compromise the neighborhood character, as defined in Section 18.58.022, Accessory Second Dwelling Units, of the Chula Vista Municipal Code.	1	Ongoing	In 2010, 4 permits were issued for accessory second dwelling units. During the 2005-2010 Housing Element period: 86 permits.
	6.2.2 Shared Living	Support programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly seniors, students, and single person households. In 2006, the local social service agency that provided shared living referrals ceased providing this service.	1	Ongoing	City policies continue to support alternative housing types. The City has provided past financial support to Social Service providers offering shared housing services. Since 2005, CDBG funding for these services was provided. However in 2006, the local social service agency that provided shared living referrals ceased providing this service.

Table C

Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .					
	6.2.3 Co-Housing	Evaluate the viability of co-housing where residents share common facilities (e.g., cooking facilities) and amendments to Title 19 of the Chula Vista Municipal Code and other documents, where appropriate, to facilitate its development.	2	Ongoing	This program is identified as a Level 2 priority. Due to the City's current budgetary reductions, review and amendments of the City's Municipal Code are being completed on an as needed basis. Any proposal to provide co-housing will be evaluated and processed on a project-by-project basis.
	6.2.4 Farmworker Housing	Continue to monitor the continued availability of farmworker housing at the Brisa del Mar development to ensure the continued provision of housing to meet the needs of the City's farmworker population.	1	Ongoing	34 units within Brises del Mar have been made available and are currently occupied by eligible farmworkers/day laborers.
	6.2.5 University Housing	Encourage the development of a variety of housing types in the University Village Focus Area in the East, recognizing the need for higher residential densities and the need for varied housing resulting from the proposed university, such as housing for students, faculty and employees.	2	Ongoing	The City continues to work with property owners for the development of a University Park and Research Center (UPRC) in the eastern area of the City. Efforts are concentrated on land acquisition and the designation of appropriate land uses. Current economic conditions may delay these efforts. Therefore, this program has been reprioritized and will be pursued in concert with the development efforts for the UPRC.
	6.2.6 Olympic Training Center Housing	Encourage the development of housing located at the Olympic Training Center (OTC) for athletes and employees participating in programs at the Center.	2	Ongoing	The Olympic Training Center is facing a shortage of appropriate housing located on-site or within close proximity for its athletes in training. The provision of such housing will play a significant role in the continued success of the OTC. The OTC continues to discuss potential housing opportunities with a site adjacent to the OTC that has future development potential.
	6.2.7 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	1	Ongoing	All housing developments submitted to the City or plan review and permitting are checked for compliance with California Title 24 provisions. No permits are issued until the design of the development satisfies all requirements.
	6.2.8 Senior Housing Services	Encourage the development of senior housing developments through incentives (i.e., expedited processing, fee waivers, etc.) that provide a wide range of housing choices from independent living to assisted living with access to services on-site, including healthcare, nutrition, transportation and other appropriate services.	2	Ongoing	In 2007, MAAC Project completed the construction of a 41-unit low income affordable housing development for very low and low-income seniors. In late 2008, grading began in eastern Chula Vista for Westmont Senior Living, a senior care facility that will house a 92 unit assisted living building and a 16 unit memory care/alzheimer's facility. The City continues to discuss potential senior services and housing with developers as relevant.
Objective H7 - Facilitate the creation, maintenance, preservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes, and the provision of financial assistance and other incentives.					
Policy H7.1 - Ensure Chula Vista's plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing livework patterns of residents and the needs of the City's diverse population.					

Table C

Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	7.1.1 Specific Plans	Develop and consider for adoption Specific Plans for the Urban Core and Southwest Planning Areas in order to implement the General Plan Update which will allow the development of higher density housing, particularly within identified mixed use residential and mixed use transit focus areas. Ensure development within the Urban Core Specific Plan allows for permitted "by-right" residential development in appropriate sub-districts to ensure zoning standards can accommodate development capacities in western Chula Vista that meet the adjusted RHNA allocations as shown in Table C-9 of the Housing Element. Residential development shall fulfill the requirements of Government Code Section 65583.2.	1	2006-2008	In April 2007 the Urban Core Specific Plan was adopted. The Southwest Working Group met monthly in 2010 to provide community input on specific plans, streetscape master plans, and zoning changes for the five identified "change" districts in Southwest Chula Vista. Zoning codes in two of those districts have been modified to allow "by-right" mixed use residential/commercial development. These modified codes are expected to be approved by the City Council in January 2011. The specific plan for the Palomar change area is underway. Consultants have been hired for the market and circulation studies for the plan. The Specific plan is expected to be completed by the end of 2011. The Main Street change area streetscape plan is in its preliminary stages, and is expected to progress in 2011.
	7.1.2 Zoning	Update Title 19 of the Chula Vista Municipal Code, to implement housing-related land use policy contained in the General Plan Update of 2005.	1	2007	Due to the City's current budgetary reductions, review and amendments to Title 19 of the City's Municipal Code are being completed on an as needed basis. In 2009, the City began efforts to draft specific plans for the South West area of the City to implement the land use policy of the General Plan. Staff continues to work with the community related to specific plans for this area.
	7.1.3 Remove Constraints to Housing for Persons with Disabilities	Review and update applicable sections of the Chula Vista Municipal Code and Building code and other City processes to remove identified constraints, if any, and establish a formal reasonable accommodation procedure to grant exception in zoning and land use for persons with disabilities.	1	2009	See comments under Program 7.2.1. Although Disability Housing has not been specifically addressed, flexible development standards could be a topic for future discussions and analysis.
	7.1.4 Encouragement of Infill Construction	The City will continue to encourage in-fill development within feasible development sites in Western Chula Vista and nonvacant sites for homeownership and rental units through a proactive and coordinated effort with the redevelopment agency, planning division and private development entities to provide development guidance and assistance to encourage the construction of residential development affordable to very low-, low-, and moderate-income levels through a variety of land use tools (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance and other methods deemed appropriate).	1	Ongoing	In April 2009, a 42 unit multi-family rental complex in western Chula Vista called, "Los Vecinos" was completed. The project was a joint effort of the Redevelopment and Housing Divisions of Development Services, and benefited from expedited processing in the Planning and Building Divisions. Due to the economic downturn and lack of funding sources, there has been little money for development or construction. The Agency has focused its efforts on reviewing plans and policies to make sure it is ready when the market turns around.
	Policy H7.2 - Ensure the entitlement process and infrastructure levies do not affect the feasibility of affordable housing development.				

Table C

Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
7.2.1 Priority Processing		Assign priority processing of the necessary entitlements and plan checks to expedite the development process for residential developments, which do not require extensive Engineering or environmental review, with at least 15 percent of the units as affordable for very low and low-income households.	2008	Ongoing	See comments under Program 4.1.2 above. In 2009, the Affordable Housing Working Group looked at avenues to improve the development review process, including: fee waivers/deferrals, flexible development standards, and/or other mechanisms to provide incentives to projects meeting certain thresholds of affordability. In 2009 the City's "Development Process Streamlining Committee" evaluated impediments to the planning process including: entitlement processing, development fees, and regulatory issues. A proposal is being made to consolidate public hearings and save time on the overall review process. Although affordable housing has not been specifically addressed by the Streamlining Committee, it will be a topic for future discussions and analysis including: expedited processing, fee waivers, and flexible development standards. See comments under Program 7.2.1.
7.2.2 Development Fees		Continue to consider subsidizing, waiving, or deferring fees for affordable units for very low and low-income households on a case-by-case basis. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs and as allowed by the City's Municipal Code. Also refer to related H Policy 7.4.5.	2008	Ongoing	Given current market conditions it is unlikely that in the next few years any, affordable housing included, residential infill development will be built without some type of public subsidy. The Agency is exploring the potential for impact fee credits for development within redevelopment project areas.
7.2.3 Flexible Development Standards		Continue to encourage the provision of flexible development standards in residential zoning districts as part of the City's discretionary review process to facilitate the development of housing for very low and low-income households.	2008	Ongoing	See comments under Program 7.2.1.
7.2.4 Article XXXIV		Assess the applicability of Article XXXIV of the California Constitution to certain housing developments where the City and/or Agency are considering financial assistance or other incentives to assist in the development of affordable housing. Evaluate the appropriateness of a possible referendum to obtain more authority for the City/Agency's development, construction or acquisition of "low rent housing."	1	2007	As of 2008, a balance of 26 units remain from the passage of the original Proposition C in April 1978, authorizing the development, construction, or acquisition of "low rent housing" by the Agency. In November 2006, voters approved an additional authority of 1,600 units of assisted affordable housing in the City. Since 2006, 242 units have been financially assisted by the City and/or Agency, leaving a total balance of 1,384 units.
<i>Policy HT.3 - Pursue opportunities to expand financial resources assisting housing development for lower and moderate-income households.</i>					
7.3.1 Expand Redevelopment Project Areas		Evaluate the viability of expanding redevelopment project areas to include more residential areas.	1	2007	In December 2009, the City approved a five-year implementation plan for redevelopment that included plans to conduct a feasibility study for expanding the Redevelopment Project Areas.
7.3.2 Maximize Redevelopment Funds		Develop financial strategies that maximize redevelopment income streams, such as bond financing.	1	2008	See comments under Program 7.2.1.

Table C
Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline In H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 85583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .					
7.3.3 California Reinvestment Act		Work with local financial institutions to meet their community reinvestment obligation under the Community Reinvestment Act.	2	Ongoing	Staff continues to monitor the activities of lending institutions and their obligations under the Community Reinvestment Act through the efforts of the City-County Reinvestment Task Force. Discussion with active lenders in the REO market took place in 2009 to discuss implementation of certain requirements of the Federal Neighborhood Stabilization Program (NSP). Several lenders developed first-look programs that allowed first-time homebuyers access to properties before being listed on the open market.
7.3.4 Pursue Affordable Housing Funding		Proactively pursue available Federal or State funding to increase, preserve, and enhance housing affordable to low-income households.	1	2008	Staff continues to monitor available grant opportunities and analyzes Notices of Funding Availability for the appropriateness of such programs and its effectiveness in addressing Chula Vista's housing needs. As funding opportunities are identified, the City will make application, if appropriate, or forward such information to affordable housing developers for their consideration and support their efforts. Given the current economic downturn at both the national and state level, available financing for the production and preservation of housing may be limited and competitive.
<i>Policy H7.4 - Provide financial assistance and incentives for the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households throughout the City.</i>					
7.4.1 Density Bonus		Amend Title 19 of the Chula Vista Municipal Code to authorize a density bonus and/or other incentives for new housing developments and condominium conversions providing the required affordable housing as specified in the California Government Code.	1	2007	See comments under Program 4.1.2. In 2008, staff drafted a Density Bonus Ordinance and anticipates taking it to Council in mid 2011.
7.4.2 Land Banking		Actively identify and pursue funding and the acquisition of sites located in proximity to goods, services, jobs, transportation, education, recreation and/or other amenities for permanent affordable housing. The City shall seek partnerships with developers of affordable housing, particularly with non-profit organizations based within the San Diego County region, to develop such sites. Development of affordable housing opportunities may be established through a Community Land Trust model to assure the continued affordability of housing for future and current homebuyers.	1	2006-2008	Due to the economy during the period of 2005-2009, the Agency had not actively pursued the acquisition of sites for the development of housing, including affordable housing. Funding for new residential construction, including affordable units, had diminished, making it difficult for developers to finance any new residential projects - redevelopment projects would require significant subsidies. As the economy has begun to stabilize and prices have decreased, the City is starting a proactive approach to affordable housing development. In conjunction with four selected developers, the City is drafting an affordable housing strategy to implement over the next few years. The strategy will help steer the types and locations of projects.
7.4.3 Public Property		Evaluate the viability of providing affordable housing on City or Redevelopment Agency owned property that becomes available or is deemed surplus property.	1	Ongoing	Staff has evaluated its existing inventory of City and/or Agency owned land. Both the City and Agency have limited ownership of land, of which very little is currently suitable for residential development. As opportunities of surplus land become available, the City will continue to evaluate the suitability of such land for residential purposes and the viability for affordable housing.
7.4.4 Affordable Housing in Public or Quasi-Public Zones		Evaluate the appropriateness of allowing affordable housing within public or quasi-public zoning designations, when appropriate.	1	2008-2009	See comments under Program 7.2.1. An incentive being considered under the Affordable Housing Working Group is to allow affordable housing development in zones designated for other uses.

Table C
Program Implementation Status (Since 2005)

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .				
Program Description (By Housing Element Program Names)	Name of Program	Objective	Priority Level	Deadline in H.E.
	7.4.5 Financial Assistance	Continue evaluating on a case-by-case basis requests from developers and owners of new or existing residential development for financial assistance to provide affordable housing opportunities for very low- and low income households within such developments. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs, such as very low-income households and rental housing for large families. Assistance will be offered to the extent that resources and programs are available.	1	Ongoing
	See comments under Program 7.2.1. The City continues to look at projects on a case-by-case basis for various incentives, however the Affordable Housing Working Group is looking at establishing thresholds for levels of assistance and incentives.			
Goal H8 - Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.				
Policy H8.1 - Ensure equal housing opportunities to prevent housing discrimination in the local housing market.				
	8.1.1 Affirmative Marketing & Leasing	Require affordable housing developments for low- and moderate-income households to comply with the following policies: -In marketing and leasing efforts, require outreach to minority communities, including advertising in multi-lingual media; -Require the monitoring of lease and sales efforts for compliance with affirmative marketing; and, -Require periodic reporting to the Community Development Department on the composition of resident populations in units, income levels and affordability of the units.	1	Ongoing
	8.1.2 Fair Housing Education & Counseling	Continue implementation of support programs for outreach and education on housing rights to ensure information and materials are available to the entire community through a variety of means, fair housing counseling, and resolution of fair housing complaints. Where appropriate, refer to other agencies, including State and Federal enforcement agencies.	1	Ongoing
	The City continues to require all developers of affordable housing communities to provide the City with a Marketing Plan, including efforts for affirmative marketing to minority communities. All marketing plans are required as condition of the loan agreement and are subject to review and approval by the City.			
Goal H9 - Promote and facilitate early, transparent public input and participation emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.				
Policy H9.1 - Encourage meaningful public participation by all segments of the community, including low- and moderate-income residents, the business sector, social service agencies, renters and homeowners, when reviewing and developing City housing policies and affordable housing projects.				
	In February 2009 the City entered into a contract with South Bay Community Services (SBCS) to provide outreach and counseling for fair housing issues. SBCS held various educational seminars with mobilehome and property managers during 2009 and for property managers in 2010.			

Table C
Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)					
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.					
Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation	
9.1.1 Public Input & Participation	Incorporate public input and participation in the design and development of City housing plans and policies.	1	Ongoing	The City continues to provide opportunity for public input for all plans and policies. The Mobilehome and Trailer Park Conversion Ordinance (CVMC 9.40) update included an extensive outreach process that included bilingual meetings and materials at each step of the process. The City is currently taking similar measures to look at a variety of policies and ordinances through the Affordable Housing Working Group, see comments under 4.1.2. The development of the 2005-2010 Housing Element also included an extensive public outreach process utilizing the Housing Advisory Committee (HAC). It is anticipated that such a process will begin again for the 2010-2015 Housing Element update in mid 2010. The City continues to provide bilingual materials for all housing program marketing materials and provides translation services as needed. Both bilingual materials and meetings were provided for the Mobilehome Conversion Ordinance in 2007. A pilot program was conducted from April 2008 through June 2008 to identify the need for simultaneous translation services at City Council meetings.	
9.1.2 Bilingual Noticing	Expand the City's bilingual noticing requirements for pending actions, meetings, and workshops sponsored by the City and/or Agency related to affordable housing for low-and moderate-income households.	1	Ongoing	The "Southwest Community Strengthening" process endeavored to improve communication with the Southwest portion of the City, by: 1) Holding a series of community conventions from 2008-2008 to provide resource information on housing and other community needs; 2) Facilitating the purchase of new translation equipment for future outreach efforts; and 3) Hosting a six-session leadership academy designed to provide community members knowledge about critical resources in the community, including information on housing resources and programs.	
9.1.3 Public Outreach & Education of Resources	Initiate a bilingual educational campaign to Spanish speaking lower income renters in the Northwest and Southwest Planning Areas to provide information on the City's housing resources and programs.	2	Ongoing	During the 2005-2010 Housing Element period, the City also provided materials and conducted bilingual meetings for the Mobilehome Conversion Ordinance in 2007 and other related mobilehome meetings.	
9.1.4 Marketing of Affordable Housing Sites	Require through conditions of approval on discretionary permits, the development of outreach or other appropriate marketing materials identifying the location and type of affordable housing sites citywide to ensure existing and potential residents are aware of affordable housing opportunities.	2	Ongoing	The City continues to provide materials advertising available affordable housing communities and other housing programs available through the City or contract consultants. Such information is made available at City offices, to the public upon request and at community events. Staff has provided information at such events as street fairs, community open houses, grand opening of recreation centers and facilities and meetings of civic organizations and social service providers.	

Table C
Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .	Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
9.1.5 Annual Housing Report			Provide an annual report to an oversight body to advise the City Council on the City's existing housing stock and policies. The annual report shall provide for a monitoring and reporting of updated housing data relative to housing starts, demolition and conversion of rental housing, affordability levels, market trends, existing housing by tenure and type and by geographic areas, and other relevant data and an evaluation of progress in implementing the policies of the Housing Element. The annual report shall also be made available for review in public locations.	1	Annually	<p>Redevelopment & Housing staff continued efforts to develop a department Annual report to include housing information in 2008, however due to budgetary constraints these efforts were suspended in late 2008/early 2009.</p> <p>In 2008, 2009 and 2010 the Housing Advisory and Mobilehome Rent Review Commissions met jointly to review Housing Element progress made during the previous year. It is anticipated that the groups will meet again this April in their annual joint meeting to discuss relevant housing issues to each group.</p>